

DRAFT MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, OCTOBER 22, 2012

1. CONVENE - 7:04 p.m.

2. FLAG SALUTE - Board member Ezzy Ashcraft

3. ROLL CALL - Present: President Zuppan, Vice President Burton, Board Members Ezzy Ashcraft, Henneberry, Knox White, and Köster.

4. AGENDA CHANGES AND DISCUSSION - Andrew Thomas, Acting City Planner reported that Item 7-A has been withdrawn by the applicant.

5. ORAL COMMUNICATIONS - None

6. CONSENT CALENDAR

6.A. Zoning Administrator and Design Review Pending and Recent Actions and Decisions.

Board member Ezzy Ashcraft asked for item 6.B to be pulled from Consent.

Mr. Thomas provided clarification regarding the ice skating rink which will be outside by Petco in the Southshore Shopping Center, and will be open November 10th through mid-January. He also mentioned a Use Permit for Faction Brewery includes a new grain silo and brewery with a tasting room which will be located near St. George's Spirits.

Board Member Knox White motioned to approve the Consent calendar.
Vice President Burton, seconded.

Board Member Knox White motioned to amend the previous motion to approve item 6.A to include the items discussed.
Vice President Burton seconded.

Motion carried, 6-0, no abstentions

7. REGULAR AGENDA ITEMS

6.B.- Planned Development Amendment: Sign Program application – PLN12-0280 – 433 & 501 Buena Vista (Summer House Apartments). Review an application to amend the Planned Development in order to create a Sign Program for the Summer House Apartment Complex.

Mr. Thomas provided an overview of the project.

Board member Ezzy Ashcraft stated that she liked what has been done, but has questions about sign C at the corner of Ralph Appezzatto Parkway and Poggi Street stating that a 10' tall sign seems too tall, and asked if it was in the beltline property.

Board member Knox White agreed that the height is an issue. He also mentioned that sign A1 has 18" between the tree and sign which seems too close.

Mr. Richard Lukeni of Aerosign Company stated that the 10' sign has been reduced, and asked if narrowing the sign help. It is 6'x6" wide currently.

Board member Knox White asked if it is possible to make the base columns instead.

Board member Ezzy Ashcraft asked if some kind of design on the bottom could work in making it a better sign. She requested that Mr. Lukeni work with staff for a planter at base of sign, maybe make it less of a monolithic sign (bottom 5 ') possibly adding visual interest.

Board Member Knox White motioned to approve the Planned Development Amendment for the Sign Program with the condition that Sign C is modified to make it less monolithic and the location of Sign A1 be checked for ample space between the tree and the flowerbed.

Board Member Henneberry seconded.

Motion carried, 6-0, no abstentions

7.A. Planned Development Amendment and Design Review – PLN12-0182 – 1011 Chestnut Street – St Joseph Elementary School. A Planned Development Amendment and Design Review application for St. Joseph Elementary School to construct a 700 square foot kindergarten classroom building facing Lafayette Street. **Item was withdrawn by Applicant**

7.B. Public Hearing on an Initial Study/Mitigated Negative Declaration and a Tentative Map for 89 Lots at 1551 Buena Vista Avenue (APN72-384-21). The project was originally published as 69 lots. The Planning Board will consider approval of an Initial Study/Mitigated Negative Declaration for Marina Cove II, 89 residential lots and a Tentative Map within the area bounded by Ohlone Street, Buena Vista Avenue, Clement Avenue and Entrance Way (currently occupied by the Chipman Company). The site is zoned R-4-PD, neighborhood residential with a Planned Development overlay.

Mr. Thomas presented the proposal.

Board member Knox White stated he noticed a total size of property discrepancy with two parcels at 7.4 acres, and 1.5 acres at the Clement Street extension. He questioned how does the amount of affordable housing compare to Phase 1.

Mr. Thomas stated that this plan had to come back because the original map had expired. In 2000 the approval predated the exclusionary housing requirement of 15%. Marina Cove Phase I and II had a 20% condition. At that time it wasn't evenly split between the two phases, and Phase II is providing about 16%.

Board member Knox White stated his concern with the cul-de-sac and placing the Below Market Rate (BMR) units around the cul-de-sac. He asked about the requirements that say BMR units should be distributed throughout project, and be comparable to market rate units.

Board member Ezzy Ashcraft stated that the plan shows making Clement Avenue a through street, and asked if it included removing the Pennzoil tanks, and will Clement become the official truck route.

Mr. Thomas stated that Clement Avenue will eventually be the truck route and the road will be from Grand to the Wind River property. He stated that the Pennzoil tanks are not part of this project.

President Zuppan asked for clarification on the sidewalks and bike lanes.

Mr. Thomas stated the sidewalks will be 5' as are the existing sidewalks in project. The bike lanes will be on both sides of Clement, and 6' on Buena Vista.

Vice President Burton stated that Item 75 has an incomplete statement on page 18. Items 94 and 95 the storm water retention is a conflict with Item 22. Item 97 seems to be redundant or conflicting with Item 64B.

Matt Naclerio, Public Works Director stated that the items mentioned are not redundant. He provided clarification that each department has separate conditions which makes the process easier.

Board member Ezzy Ashcraft referred to a letter from a homeowner in adjacent Marina Cove I, regarding the requirement of a Homeowners Association (HOA).

Mr. Naclario stated HOA's are for private developments, there can be an assessment district, a HOA, or it could be a combination of the two.

President Zuppan opened the public comment period.

Javier Lopez, resident, stated he is undecided and neither in favor or against the plan. He lives on Buena Vista, and has seen many changes at the Del Monte building specifically, and does appreciate the reduction in truck traffic. The large three story homes are very big. His major concern is the demolition, site preparation, pilings, and new construction and the effects of long term exposure to those activities.

Bill Smith, Renewed Hope, stated he has mixed feelings, and is concerned about the overlay for housing and that the project could be out of compliance with the Housing Element.

President Zuppan asked for clarification on the Housing Element.

Mr. Thomas stated that the City will carefully maintain capacity.

Helen Sause, HOMES, stated that there is a need for housing for a variety of incomes as this helps to diversify the City, and they should build as many units as possible on the site.

Vice President Burton stated that he appreciates that the streets are continuing through the development, and units facing the street is a better starting point. He is troubled by a map with lots but no idea what will be built and this makes it hard to approve without the details. He thanked the developer for providing the supplemental building plans. He likes the duets, but lots 63-70 are small and expressed concern with the only private outdoor spaces are porches and decks that face Buena Vista Ave.

Board member Knox White stated that he has an issue with this being the second phase and not following through with the conditions which were made previously. He is struggling with the duets that are all grouped together as affordable housing, but the medium-income units are distributed throughout. The cul-de-sac, and the neighborhood has a lot of short roads, thinks it should be a private street. He feels there is a lack of private open space. He stated that the HOA issues needs to be spelled out better and questioned why they are allowing two cars per household and would like to encourage transit use.

Mr. Naclerio stated that with regards to the bike lane, they were trying to balance bike needs with a truck route.

Board member Knox White asked if bulb-outs could be added to the design, and that he would like to see this site plan be brought back with more details.

Board member Ezzy Ashcraft asked about the Clement Avenue width and if there is a possibility for a cycle track in this area.

Mr. Naclerio stated that it is possible but it would require restructuring and restriping the street East of Grand Street it wouldn't be feasible.

Board member Köster stated that he is surprised to see the truck route being moved to Clement Avenue and to the waterfront, as this would be cutting off the park area, and wondered if the people who bought in Phase I were aware this would be a truck route in the future.

Mr. Naclerio stated that the truck route has been in the General Plan and mapped out on Clement Avenue for years.

Board member Ezzy Ashcraft stated that Clement Avenue has far fewer residents than Buena Vista, which is why it was determined to be a better street for the truck route.

Board member Köster asked that the Phase II home buyers be notified of this.

Mr. Thomas stated that Marina Cove Phase I had a disclosure requirement, and it can be

added to Phase II.

Mr. Naclerio stated that there are no current restrictions on hours of use for truck routes.

Board member Köster stated that he liked the staff proposal, and there appears to be a balance of units.

Board member Ezzy Ashcraft stated that the three story homes at Grand Marina are quite nice and that compared to the size of the Del Monte building this seems reasonable. She further referenced the homeowners letter about the below market rate homes being poorly maintained in Phase I and that she spoke to Ms. Potter (staff) via email who stated that there is an agreement with the Alameda Development Corporation and there is a program for low-income owners to ask for funds for repair. She stated the Bayport development hasn't had any problems.

Board member Hennebery stated that it appears to be a well-designed project. In regards to member Knox White's comment on driveways exiting onto Buena Vista, he doesn't see anything wrong with it.

Vice President Burton explained that the Duets will have porches and decks that face the street, they are nice deep porches, but the ones facing on Buena Vista have a 10' setback and they protrude some up to 8' into that 10' setback, and could be right up to the sidewalk.

President Zuppan stated that she is struggling with the lower number of affordable housing units than what was originally planned.

John Shelton of Trident Partners stated that addressing all the comments will be most challenging. He stated that they are six months to a year away from bringing a design plan forward.

Board member Ezzy Ashcraft asked if the developer looked at attached units.

Mr. Shelton said that they did, but it didn't work. They maximized the multi-family to two units. He stated that a recent study says people don't use their yards, the average time a child spends in his yard is four minutes a day. All the BMR's follow a guideline from the City, and they are doing what staff asked.

Board member Ezzy Ashcraft asked if the designs will be looking at energy efficiency.

Mr. Shelton said yes that it is required.

President Zuppan asked if the driveways are part of this process or another process.

Mr. Thomas stated that the Board can change the location of driveways in the next stage, but it could change the map.

Eddie Sieu of RJA Engineers, stated there are multiple ways of accomplishing traffic calming without having driveways on the street.

Board member Köster inquired if anything can be done about the loss of lots.

Mr. Shelton stated that unfortunately the streets don't line up evenly, and they looked at many revisions.

President Zuppan stated that it seems all are in agreement about the HOA, landscaping in the rear, disclosing the truck route to homeowners, and keeping the project 89 units.

Vice President Burton stated he is not comfortable approving a site plan tonight.

President Zuppan asked if there was a way to agree or should the plan go back to staff with direction.

Vice President Burton stated that he doesn't think this is something that can be resolved without architects present.

Board member Knox White asked if the affordable units will be evenly distributed throughout development.

Mr. Thomas stated that currently the plan is laid out with the moderate-income units spread out, and the low and very low income units will be in duets that are all located along Buena Vista or on B Street and at the entrance, these are lots 53-70.

Kathleen Livermore, Planner, stated that some duets will be market rate, 10 of the 38 units are duets.

Board member Ezzy Ashcraft motioned to continue this item until the meeting of November 13, 2012. Board member Henneberry seconded.

Motion carried, 6-0, no abstentions

8. MINUTES - Minutes from the Regular meeting of August 27, 2012, motioned by Board member Ezzy Ashcraft for approval as amended. Board member Knox White seconded.

Motion carried, 6-0, no abstentions

Minutes from the Regular meeting of September 10, 2012 (Pending)
Minutes from the Regular meeting of September 24, 2012 (Pending)
Minutes from the Regular meeting of October 8, 2012 (Pending)

9. STAFF COMMUNICATIONS

9.A. Future Agendas

Andrew Thomas, Acting City Planner, provided an overview of upcoming projects.

9.B. Historical Preservation Ordinance Revision- Transmittal of report regarding the process to amend the Historical Preservation Ordinance and begin discussion of sections of the ordinance.

Mr. Thomas stated he has been involved with the Historic Preservation Ordinance update with the Historic Advisory Board and wants to keep the Planning Board and the Economic Development Commission up to date on the progress.

Board member Knox White encouraged staff to present the updates to City Council also before rewriting the entire document.

Mr. Thomas stated that the goal is to keep it all in front of the public.

10. WRITTEN COMMUNICATIONS-None

11. BOARD COMMUNICATIONS - Board member Knox White stated that the subcommittee for the North Park Street Zoning Amendments is moving forward. Vice President Burton agreed that they are making progress.

12. ORAL COMMUNICATIONS - None

13. ADJOURNMENT - 10:54 p.m.